



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Joseph Horwedel

**SUBJECT: EVERGREEN*EAST HILLS
VISION STRATEGY
STUDY SESSION**

DATE: March 15, 2007

Approved

Date

3/15/07

COUNCIL DISTRICT: 5, 7, and 8

SNI AREA: West Evergreen

K.O.N.A

East Valley/680

RECOMMENDATION

Planning Staff recommends that the Rules and Open Government Committee set a study session for the Evergreen*East Hills Vision Strategy for Monday, April 30, 2007 from 1:00 to 4:00 p.m. in the City Council Chambers.

PURPOSE OF THE STUDY SESSION

The overall purpose of the Study Session is to prepare the Council for its upcoming consideration of the Evergreen*East Hills Vision Strategy (EEHVS), tentatively scheduled for mid-May 2007. Specifically, the Study Session would provide an opportunity for the Council to become familiar with the elements of the proposed EEHVS, including:

- An overview of the developers' voluntary payment for transportation investments and some community amenities;
- The proposed updated traffic policy that would allow additional housing in Evergreen; and
- Proposed land use changes

The Council is not expected to make a decision at this Study Session.

OUTCOMES

Per the attached agenda, the Evergreen*East Hills Vision Strategy (EEHVS) Study Session has the intended outcomes of:

1. Understanding the key elements of the EEHVS;
2. Discussing the results of the fiscal and financial analyses performed on the proposal; and

3. Engaging with key property owner and community stakeholders on the elements of the EEHVS, specifically the balance between new housing development and the phasing of transportation investments and community amenities

BACKGROUND

In December 2006, the City Council requested a Study Session prior to the Council's consideration of the Evergreen*East Hills Vision Strategy.

ANALYSIS

Attached is the agenda for the Study Session, consistent with the outcomes mentioned above. Participants in the Study Session include staff from several City Departments, economic consultants, major property owners, and members of the community.

The study session should provide an opportunity for staff, as well as the developers and community members, to engage in a discussion around the elements of the EEHVS as well as the findings of the fiscal and financial analyses. Given the complexity of the issues, a Study Session is proposed prior to Council consideration in mid-May.

The memorandum to Council for the Study Session will preview any revised staff recommendations as well as the findings of the new fiscal and financial studies.

For additional background, the Council may wish to peruse a binder of materials on EEHVS that was distributed in late 2006. The binder contains the materials that summarized the process through that time, including recommendations of the Task Force, Planning Commission, and staff. Staff will be contacting Council Offices and offering to provide a replacement binder, as needed. In addition, staff is preparing an Information Memorandum to the Council regarding the current status of EEHVS, which describes the activities to date since the December 2006 Council discussion on this topic.

STUDY SESSION CRITERIA

The proposed Study Session meets all of the criteria listed below because of its complexity, citywide importance, and community interest.

- ✓ **Criteria 1:** Due to the nature of the topic area, may report to more than one Committee.
- ✓ **Criteria 2:** Topic area falls under more than one City Service Area.
- ✓ **Criteria 3:** Topic is a Citywide issue/policy that needs Council's direction and input to proceed.
- ✓ **Criteria 4:** There is a significant amount of public interest and requires a study session to accommodate public input.
- ✓ **Criteria 5:** There are outside organizations that need to participate or sit on a panel.

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
(Required: Website Posting)
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ✓ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

The public has had an opportunity to participate in the development of the Evergreen*East Hills Vision Strategy through public Task Force meetings, community meetings, and other forums. The City maintains an active website on EEHVS which serves as a virtual library of all activities and materials associated with the effort. The public will be invited to attend the study session and will have an opportunity to address the Council.

This memorandum and other materials associated with the proposed Study Session will be posted on the City's website to facilitate the public's ability to watch, attend and/or address the Council at the Study Session.

COORDINATION

The preparation for the Study Session involves many City departments, including Transportation; Public Works; Parks, Recreation, and Neighborhood Services; Housing; Redevelopment Agency; City Attorney's Office; Office of Economic Development; and City Manager's Office. Department directors and/or their staff, as appropriate, will participate in the Council discussion at the Study Session.


JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Laurel Prevetti, Deputy Director, at 408-535-7901

Attachment
Study Session Agenda

CITY COUNCIL STUDY SESSION
on the
EVERGREEN-EAST HILLS VISIONING STRATEGY

City Hall, Council Chambers
April 30, 2007
1:00 – 4:00 p.m.

AGENDA

Expected Outcomes of the Study Session:

- *Understanding the key elements of the EEHVS*
- *Discussing the results of the fiscal and financial analyses performed on the proposal*
- *Engaging with key property owner and community stakeholders on EEHVS*

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| 1. Opening Remarks | 1:00 – 1:15 p.m. |
| 2. Overview of the Evergreen*East Hills Vision Strategy | 1:15 – 1:45 |
| 3. Results of the Fiscal and Financial Analyses | 1:45 – 2:45 |
| 4. Balancing the Equation between New Housing Development
and the Phasing of Transportation Improvements and Amenities:
A Panel Discussion with Major Property Owners and Community Members | 2:45 – 3:45 |
| 5. Public Comments | 3:45 – 4:00 |
| 6. Adjourn | 4:00 p.m. |